



PROUDLY PURSUING
LEED
CERTIFICATION



560 WINSTON CHURCHILL

THREE ZERO CARBON
INDUSTRIAL FACILITIES

BUILDINGS VARY FROM

137,677 - 323,803 SQ. FT.

TOTAL AVAILABLE 635,919 SQ. FT.

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N NICOLA
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CBRE

On behalf of Nicola Blackwood Realty Advisors, CBRE is proud to offer the latest first class Industrial Development in Oakville, Ontario, targeting Zero Carbon Building - Design Standard (ZCB-Design) and LEED®.

560 Winston Churchill is strategically located on the southeast Oakville and Mississauga border. The Town of Oakville is a vibrant and robust community with access to a highly skilled and professional workforce of over 117,000. This site offers excellent connectivity via quick access to QEW and a variety of transit options at your doorstep which are connected to both Oakville and Mississauga transit. Located only 30 minutes from downtown Toronto, Oakville provides an ideal location for your business.

560 Winston Churchill is zoned, serviced and ready for construction. Targeting Zero Carbon Building - Design Standard (ZCB-Design) and LEED, this impressive three-building development is synonymous with efficiency, sustainability and first-class construction. The development offers sizes ranging from 137,677 to 323,803 square feet to accommodate a wide variety of flexible options.

EFFICIENT
SUSTAINABLE
CONNECTED
PRESTIGIOUS
URBAN



STRATEGICALLY LOCATED DESIGNED FOR EFFICIENCY



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FIRST CLASS BUILDING SPECIFICATIONS

LEASE OPTIONS

- Building A: **174,439 Sq. Ft.**
- Building B: **137,677 Sq. Ft.**
- Building C: **323,803 Sq. Ft.**

SHIPPING

- Building A: **36 Truck Level Doors, 2 Drive-in Doors**
- Building B: **29 Truck Level Doors, 2 Drive-in Doors**
- Building C: **45 Truck Level Doors, 2 Drive-in Doors**

CLEAR HEIGHT

- Building A&B: **28'**
- Building C: **40'**
- Superior storage capability, high cube

BAY SIZES

- Building A: **52' x 44'7"**
- Building B: **52' x 38'4"**
- Building C: **56' x 46'6"**
- **60'** Marshalling bay

OFFICE

- **Ability to finish-to-suit**
- State-of-the-art construction

PARKING STALLS

- Bicycle Parking: **20 Spaces**
- Ample employee parking

ZONING

- **E2 sp:201 Business Employment**
- Wide variety of industrial uses, including but not limited to: logistics, warehousing, fulfillment and e-commerce

OCCUPANCY

- **Q3 2024**

BUILDING A
36 TL, 2 DI
SHIPPING

60'
STAGING BAY

115 STALLS
CAR PARKING

BUILDING B
29 TL, 2 DI
SHIPPING

60'
STAGING BAY

147 STALLS
CAR PARKING

BUILDING C
45 TL, 2 DI
SHIPPING

60'
STAGING BAY

137 STALLS
CAR PARKING



**Dedicated truck court;
separate access for cars**

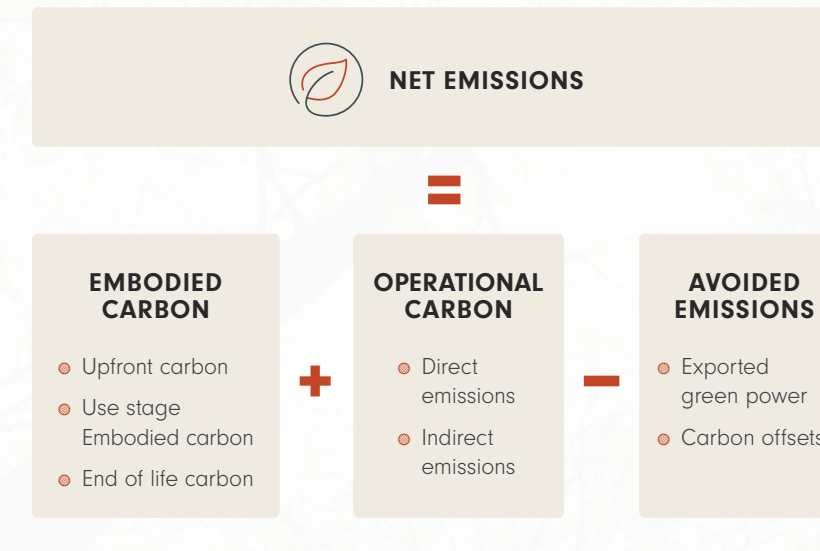
ZERO CARBON DESIGN PERFORMANCE UPGRADE

BUILDING GREEN FOR THE FUTURE

560 Winston Churchill is targeting Zero Carbon Building - Design Standard (ZCB-Design) and LEED certifications. All three buildings will be constructed with a reinforced roof, solar panel system, advanced heating system, and upgraded building envelope, windows and overhead doors. This will provide tenants with improved energy efficiencies throughout their business operations.

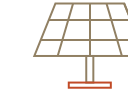
WHAT IS A ZERO CARBON BUILDING?

A Zero Carbon Building is a highly energy-efficient building that produces onsite, or procures, carbon-free renewable energy or high-quality carbon offsets in an amount sufficient to offset the annual carbon emissions associated with the building materials and operations.



ROOF

- 70% of roof structurally reinforced
- White roof



SOLAR ARRAY

- Supply and install solar panel system (min. 5% of anticipated annual total energy load, gas + hydro)

(Note: These systems are modular and may be adjusted to accommodate Tenant's objectives and energy consumption)



BUILDING ENVELOPE

- Exterior wall thermal performance upgraded to R-30
- Roof thermal performance upgraded to R-40
- Overhead door insulation thermal performance upgraded to R-20
- Windows thermal performance upgraded to max U-0.24, SHGC-0.35 and VT-0.44



NET ZERO HVAC

- Dual-Core ERVs with VRV Air-source Heat Pumps
- High Efficiency multi-stage natural gas infrared heater backup
- De-stratification Fans

OAKVILLE • A ROBUST ECONOMY MADE FOR BUSINESS

Oakville is all about economic opportunity, growth and success, no matter what industry sector you represent.

- 3.5M** GTHA Labour Force
- 1,819 +** Professional and Financial Services Companies
- 293 +** Advanced Manufacturing Companies
- #2** in GTA for % of residents with bachelor-level or higher education
- 80%** Post-Secondary attainment

TOP EMPLOYMENT INDUSTRIES

Knowledge-based jobs make up the core of Oakville's employment market. The town has both the highest share of knowledge-based and institutional jobs, and the highest number of jobs in the Professional, Scientific, and Technical Services in all of Halton Region.

-  **PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES**
-  **FINANCE AND INSURANCE**
-  **RETAIL TRADE**
-  **HEALTHCARE AND SOCIAL ASSISTANCE**
-  **MANUFACTURING**

216,076
TOTAL POPULATION

41 Yrs
YOUNG POPULATION

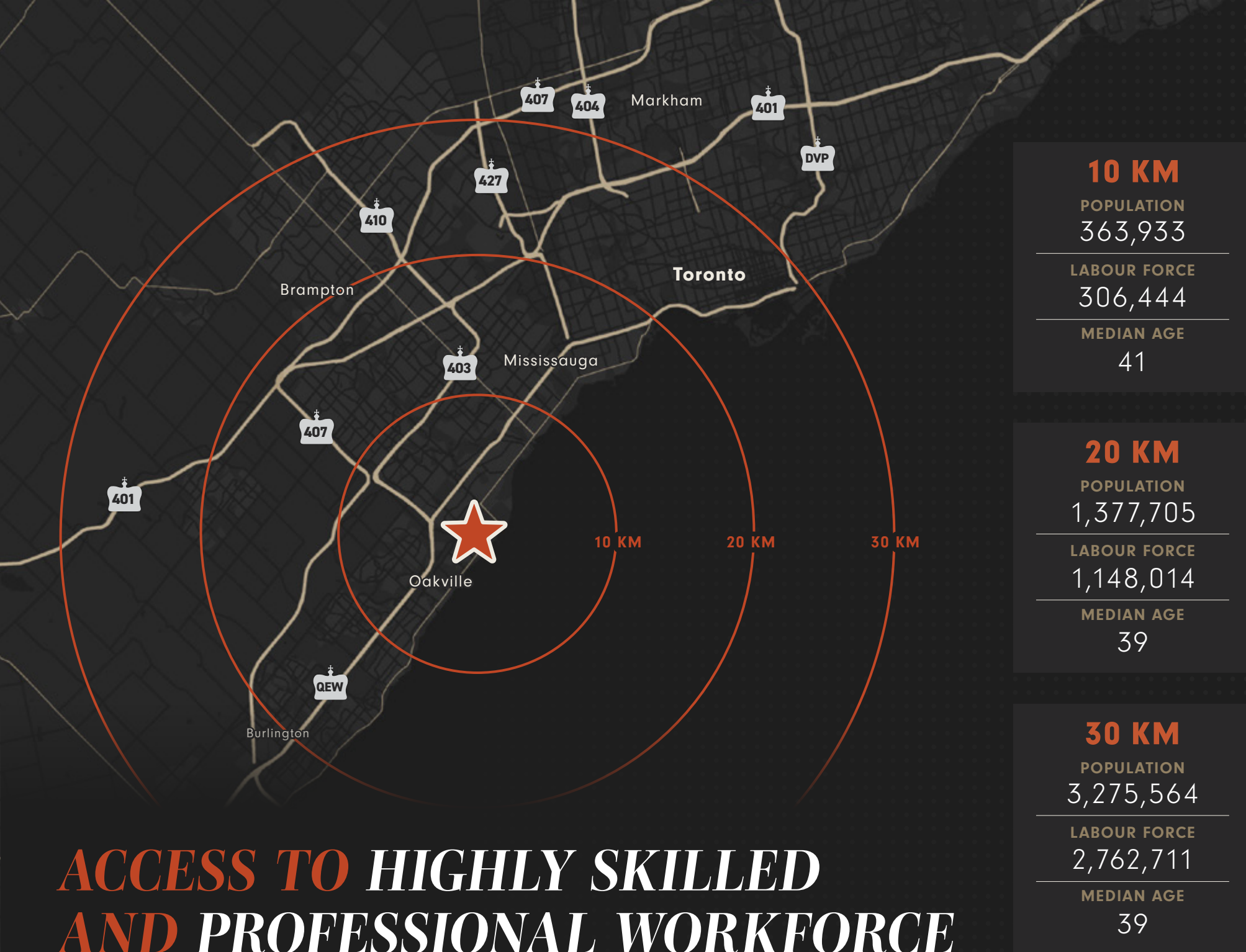
202,027
AVERAGE HOUSEHOLD INCOME

178,952
LABOUR FORCE



OAKVILLE IS HOME TO...

- Many industry leaders including Ford Canada, PwC and Siemens
- A talented community of highly specialized professionals with the skills and experience to support knowledge-based industry growth
- Sheridan College, one of the world's premier animation and design schools, providing applied arts and technical programs
- Many of the best private schools in Canada



ACCESS TO HIGHLY SKILLED AND PROFESSIONAL WORKFORCE

QUICK CONNECTIONS TO REGIONAL, NATIONAL AND INTERNATIONAL MARKETS

Located in the centre of Ontario's Greater Golden Horseshoe, Oakville provides companies with immediate access to national and international transportation networks.

HIGHWAY 403 4 MIN • 3.2 KM	QEW 7 Min • 6.2 Km	HIGHWAY 407 11 MIN • 11.5 KM	HIGHWAY 401 22 MIN • 19.9 KM	MISSISSAUGA 1 MIN • 1.0 KM	BURLINGTON 31 MIN • 27 KM
DOWNTOWN TORONTO 30 MIN • 34.1 KM	BRAMPTON 34 MIN • 42.5 KM	HAMILTON 37 MIN • 48.1 KM	NIAGARA 1 HR 8 MIN • 109 KM	BUFFALO 1 HR 38 MIN • 129 KM	DETROIT 3 HR 31 MIN • 352 KM
NEW YORK 7 HR 38 MIN • 796 KM	TORONTO PEARSON INT'L AIRPORT 25 MIN • 27.9 KM	CN INTERMODAL BRAMPTON 31 MIN • 41.4 KM	CP INTERMODAL VAUGHAN 52 MIN • 55.9 KM		

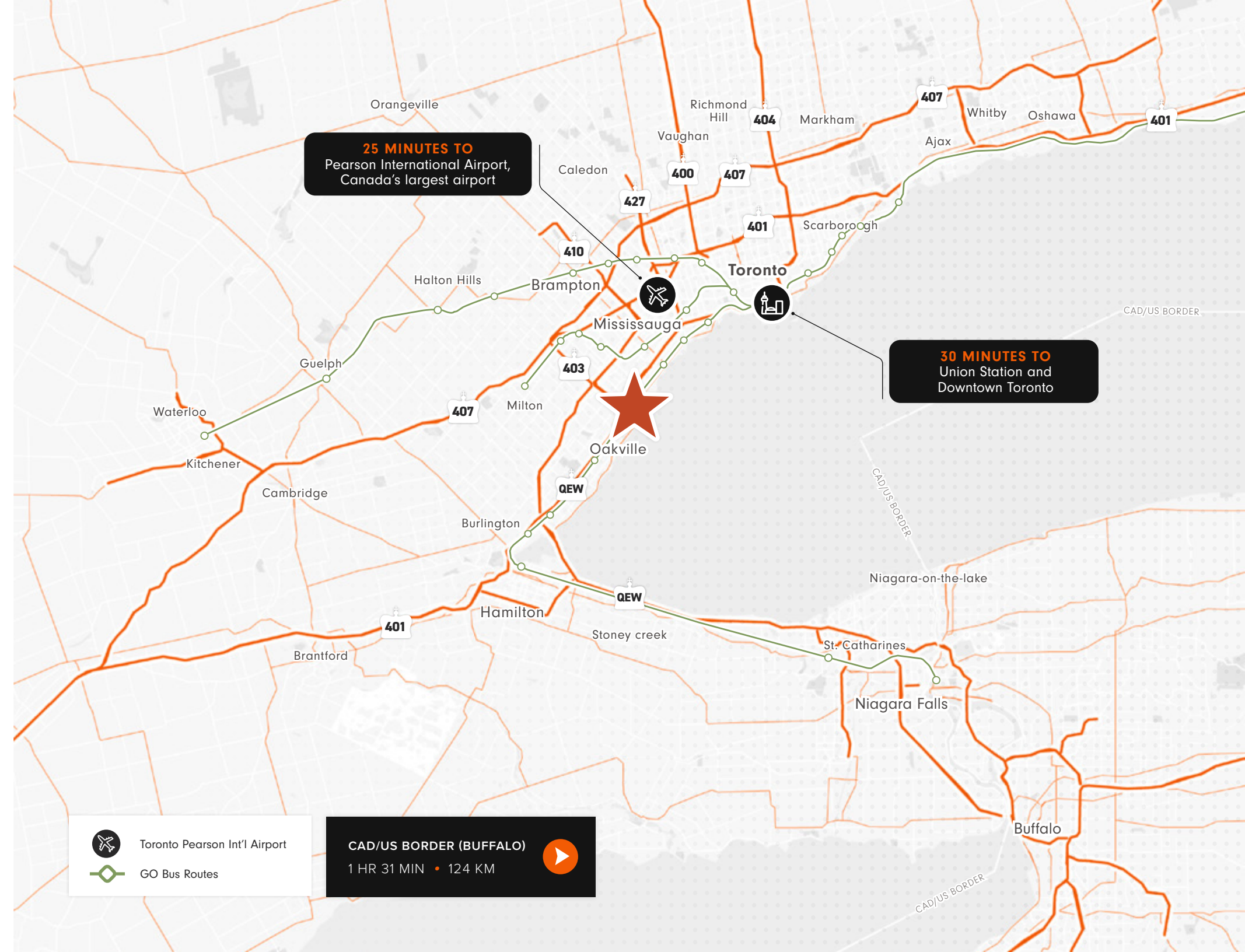
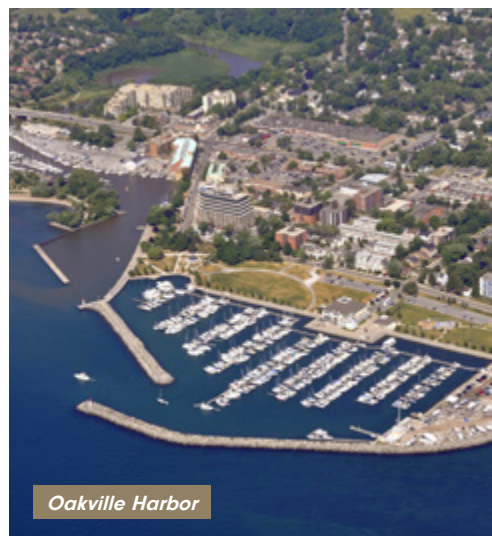
For ready access to domestic or global markets, Oakville is the ideal location

QEW connects Oakville to Toronto and the US border. 400-series highways (401, 403 and 407) connect Oakville to GTA and both southern and eastern Ontario

Oakville provides easy access to three 400-series highways, intermodal rail facilities, two international airports and two shipping ports.

A short one-hour to 90 minute drive from Oakville will take you to one of two U.S. border crossings at Niagara Falls and Buffalo, New York. Several major US cities – including New York, Chicago, Boston and Washington DC – are within a 90-minute flight or a one-day drive.

- Oakville's location provides access to a labour pool of 3.5 million people in the GTA and Hamilton area
- All day GO Train service and local transportation options provide commuting options for employees
- 2 major shipping ports within 40 kilometers
- Convenient intermodal rail access



CANADA'S BEST PLACE TO GROW & LIVE

From a thriving knowledge economy to an unparalleled lifestyle, Oakville is the place to start or grow your business and ranked the Best Place to Live in Canada.



AMENITIES

Within 5 KM Radius

 52 Shopping Places	 19 Gas Stations
 133 Restaurants & Cafés	 22 Banks

CONVENIENTLY CONNECTED

Public transportation directly at your doorstep via MiWay, Oakville & Clarkson GO

-  MISSISSAUGA BUS ROUTES
MiWay Route #14, #45, #29
-  OAKVILLE BUS ROUTES
Route #4, #11

GO TRANSIT IN OAKVILLE

Oakville's all-day, two-way GO service now offers commuters 15-minute mid-day connections to downtown Toronto.



ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts.



DEVELOPER

Nicola Blackwood Realty Advisors provides real estate investment advisory services, asset management services and transaction management services to Canadian pension funds, foreign investors, private investors and both public and private sector companies to assist them in achieving their investment and corporate real estate objectives.

Nicola Blackwood Realty Advisors have assembled an exceptional team of professionals combining specialized transaction capabilities and extensive commercial real estate knowledge acting for both owners and users of commercial real estate.



LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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